



36 Oxbarn Avenue, Bradmore, Wolverhampton, WV3 7HE

BERRIMAN
EATON

36 Oxbar Avenue, Bradmore, Wolverhampton, WV3 7HE

A well located, traditional three bedroomed semi detached family home with accommodation of excellent proportions and a delightful garden to the rear.

LOCATION

Oxbar Avenue is a highly regarded address standing in an established residential location within easy reach of the wide ranging local facilities afforded by Bradmore itself, Finchfield and Penn. The further, more extensive facilities afforded by the city centre are within easy reach and the area is well served by schooling.

DESCRIPTION

The property is a traditional, three bedroom semi detached property with rooms of excellent proportions to both ground and first floors. The house has been well maintained over the years but would now benefit from a gentle scheme of modernisation affording buyers the potential to make the house "their own".

The property benefits from double glazing and gas fired central heating.

ACCOMMODATION

There is a brick framed arched PORCH with double glazed double doors with side and over windows and quarry tiled floor with an original panelled front door with inset coloured and leaded lights with matching side and over windows opening into the HALL with a useful understairs cloaks and storage cupboard with automatic light. There is a bow fronted LOUNGE with a walk in double glazed bow window to the front and a decorative, recessed fireplace. The DINING ROOM has a living flame coal effect gas fire with marble effect hearth and surround, double glazed patio windows to the rear garden and picture rail. The KITCHEN has a range of wall and base mounted cupboards, a stainless steel sink and drainer, space for a gas fired cooker, space for an under counter fridge, plumbing for a washing machine, a light corner aspect with a side window, a double glazed window overlooking the rear garden and part glazed side door, a solid fuel burning stove and ceiling coving.

A staircase from the hall rises to the part galleried first floor landing with access to the roof space. BEDROOM ONE is a good double room in size with a walk in double glazed bow window to the front and ceiling coving. BEDROOM TWO is also a double room in size with two built in double wardrobes, a double glazed window overlooking the rear garden and a picture rail. BEDROOM THREE is a good room in size with a double glazed window to the front. There is a CLOAKROOM with a modern WC and double glazed side window and a separate SHOWER ROOM with fully tiled shower, pedestal wash basin, wall mounted fan heater, coved ceiling and a double glazed rear window.

OUTSIDE

The property stands behind a DRIVEWAY laid in tarmac providing off street parking together with a shaped front lawn with stocked beds and borders. There is a CAR PORT to the side with double wooden doors and which is open to the rear with wrought iron railings and gate leading to the delightful REAR GARDEN with a paved terrace to the rear of the property with steps leading to a further paved patio with a central flower bed with shaped rear lawns beyond either side of a paved path with a substantial water feature to one side with two garden ponds and a timber garden shed to the rear. The garden enjoys a comparatively high degree of privacy for a garden of this type and in this location and is a particular feature of the house.

We are informed by the Vendors that all mains services are connected
COUNCIL TAX BAND D – Wolverhampton
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.

The property is FREEHOLD.

Broadband – Ofcom checker shows Standard / Superfast / Ultrafast are available

Mobile – Ofcom checker shows there is limited and likely coverage indoors with all four main providers having likely coverage outdoors.

Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.

The long term flood defences website shows very low risk.

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Offers Around
£245,000

EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



**36 OXBARN AVENUE
PENN**

TOTAL: 98.3sq.m. 1058sq.ft.
INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE



